

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	A1	SHOP	70.03	69.12	2	3
	A2	SHOP	153.10	152.18	6	
	A3	SHOP	161.34	160.43	6	
TYPICAL - 1-4 FLOOR PLAN	A	FLAT	88.09	73.22	7	20
	B	FLAT	77.51	70.85	6	
	C	FLAT	77.03	71.40	6	
	D	FLAT	77.21	70.67	6	
	E	FLAT	96.78	86.15	8	
Total:	-	-	2050.98	1870.81	146	23

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1-4 FLOOR PLAN	1.20 X 3.27 X 1 X 4	15.72	168.40
	0.90 X 3.79 X 1 X 4	13.64	
	0.90 X 3.35 X 4 X 4	48.32	
	0.90 X 3.48 X 3 X 4	37.56	
	0.90 X 5.70 X 1 X 4	20.52	
	0.90 X 3.92 X 1 X 4	14.08	
	0.90 X 2.90 X 1 X 4	10.44	
0.90 X 2.26 X 1 X 4	8.12		
Total	-	-	168.40

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENCE)	D4	0.76	2.10	100
A (RESIDENCE)	D2	0.99	2.10	69
A (RESIDENCE)	D1	1.01	2.10	04
A (RESIDENCE)	D1	1.06	2.10	16
A (RESIDENCE)	RS	3.35	2.40	13

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENCE)	V	0.61	1.20	36
A (RESIDENCE)	W2	0.89	1.20	04
A (RESIDENCE)	W5	0.94	1.20	04
A (RESIDENCE)	W5	0.99	1.20	16
A (RESIDENCE)	W5	0.99	2.40	16
A (RESIDENCE)	W2	1.45	1.20	04
A (RESIDENCE)	W2	1.50	1.20	51
A (RESIDENCE)	W0	2.59	1.20	16

Building :A (RESIDENCE)

Floor Name	Gross Builtup Area (Sq.mt.)	Deductions From Gross BUA/Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
				StairCase	Lift	Balcony	Parking	Resi.	Commercial					
Basement Floor	568.88	0.00	568.88	7.16	6.99	0.00	545.18	0.00	0.00	9.55	9.55	0.00	00	
Ground Floor	497.07	0.00	497.07	6.91	0.00	0.00	0.00	0.00	490.16	0.00	490.16	490.16	03	
First Floor	519.71	9.26	510.45	7.07	6.99	21.05	0.00	475.34	0.00	0.00	475.34	475.34	05	
Second Floor	519.71	9.26	510.45	7.07	6.99	21.05	0.00	475.34	0.00	0.00	475.34	475.34	05	
Third Floor	519.71	9.26	510.45	7.07	6.99	21.05	0.00	475.34	0.00	0.00	475.34	475.34	05	
Fourth Floor	519.71	9.26	510.45	7.07	6.99	21.05	0.00	475.34	0.00	0.00	475.34	475.34	05	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total :	3144.79	37.04	3107.75	42.35	34.95	84.20	545.18	1901.36	490.16	9.55	2401.07	2401.07	23	
Total Number of Same Buildings	1													
Total :	3144.79	37.04	3107.75	42.35	34.95	84.20	545.18	1901.36	490.16	9.55	2401.07	2401.07	23	

FAR & Tenement Details

Building	No. of Same Bldg	Gross Builtup Area (Sq.mt.)	Deductions From Gross BUA/Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
					StairCase	Lift	Balcony	Parking	Resi.	Commercial					
A (RESIDENCE)	1	3144.79	37.04	3107.75	42.35	34.95	84.20	545.18	1901.36	490.16	9.55	2401.07	2401.07	23	
Grand Total	1	3144.79	37.04	3107.75	42.35	34.95	84.20	545.18	1901.36	490.16	9.55	2401.07	2401.07	23	

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
A (RESIDENCE)	Commercial	Shop	> 0	50	392.00	1	6	-	-	-	-
			> 0	50	392.00	1	20	-	-	-	-
	Residential	Residential Bldg/Apartment	> 140	1.5	-	1	-	-	-	-	-
			> 0	1	20.00	-	-	-	-	1	20
Total :											

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	26	325.00
Total Car	26	325.00	26	325.00
Visitor's Car Parking	-	-	2	25.00
Total Visitor Parking	2	25.00	2	25.00
TwoWheeler	-	-	49	98.00
Total TwoWheeler	37	74.00	49	98.00
Other Parking	-	-	-	274.68
Total		424.00		820.68

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure	Floor Name		Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
				GROUND FLOOR PLAN	TYPICAL - 1-4 FLOOR PLAN					
A (RESIDENCE)	Residential	ResiComm Bldg	Non-Highrise	Commercial	Shop	Commercial	Commercial	Commercial	Commercial	Shop
				Residential	Residential Bldg/Apartment	Residential	Residential	Residential	Residential Bldg/Apartment	
				Residential	ResiComm Bldg	-	-	-	-	

LTP NAME AND SIGNATURE STRUCTURAL ENG'S NAME AND SIGNATURE BUILDER NAME AND SIGNATURE DIGITAL SIGNATURE

MANOJ KUMAR RRDA/ARC/0309/2022

Proposal Basic Information

Proposal File No.	RRDA/BP/0022/2024
Owner Name	(1)VIBHA CHOUDHARY (2)GAUTAM CHOUDHARY
Khata No	01,01
Plot No	71,71
Village Name	Guluwa
Use	Residential
SubUse	ResiComm Bldg

AREA STATEMENT RANCHI REGIONAL DEVELOPMENT AUTHORITY
VERSION NO.: 1.0.74
VERSION DATE: 16/10/2020

PROJECT DETAIL:
Region: JHARKHAND URBAN LOCAL BODIES
District: RANCHI
Authority: RANCHI REGIONAL DEVELOPMENT AUTHORITY
Inward No: RRDA/BP/0022/2024
Application Type: General Proposal
Project Type: Building Permission
Nature of Development: New
Location of Development Area: New Area

AREA OF PLOT (Minimum) (A) SQ.MT. 991.64
Deduction for NetPlot Area

Surrender Free of Cost 1.75
Total 1.75

NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area) (A-Deductions) 989.89

Deduction for Balance Plot Area(from Gross Plot Area) Surrender Free of Cost 1.75
Common Plot 101.60
Total 103.35

BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space) (A-Deductions) 888.29

PLOT AREA FOR COVERAGE(Net Plot Area) (A-Deductions) 989.89

Plot Area for FAR (Net Plot Area + Road Widening Area) (A-Deductions) 991.64

COVERAG CHECK
Permissible Coverage area (60.00 %) 593.93
Proposed Coverage Area (49.52 %) 490.16
Total Prop. Coverage Area (49.52 %) 490.16
Balance coverage area (10.48 %) 103.77

FAR CHECK
Perm. FAR Area (2.500) 2479.10
Total Perm. FAR area 2479.10
Residential FAR 1901.35
Commercial FAR 490.16
Proposed FAR Area 2401.06
Total Proposed FAR Area 2401.06
Consumed FAR (Factor) 2.42
Balance FAR Area 78.04

BUILT UP AREA CHECK
Total Proposed BuiltUp Area 3107.75

ARCHITECT (Regd) MANOJ KUMAR
ENGINEER (Regd)
SUPERVISOR (Regd)

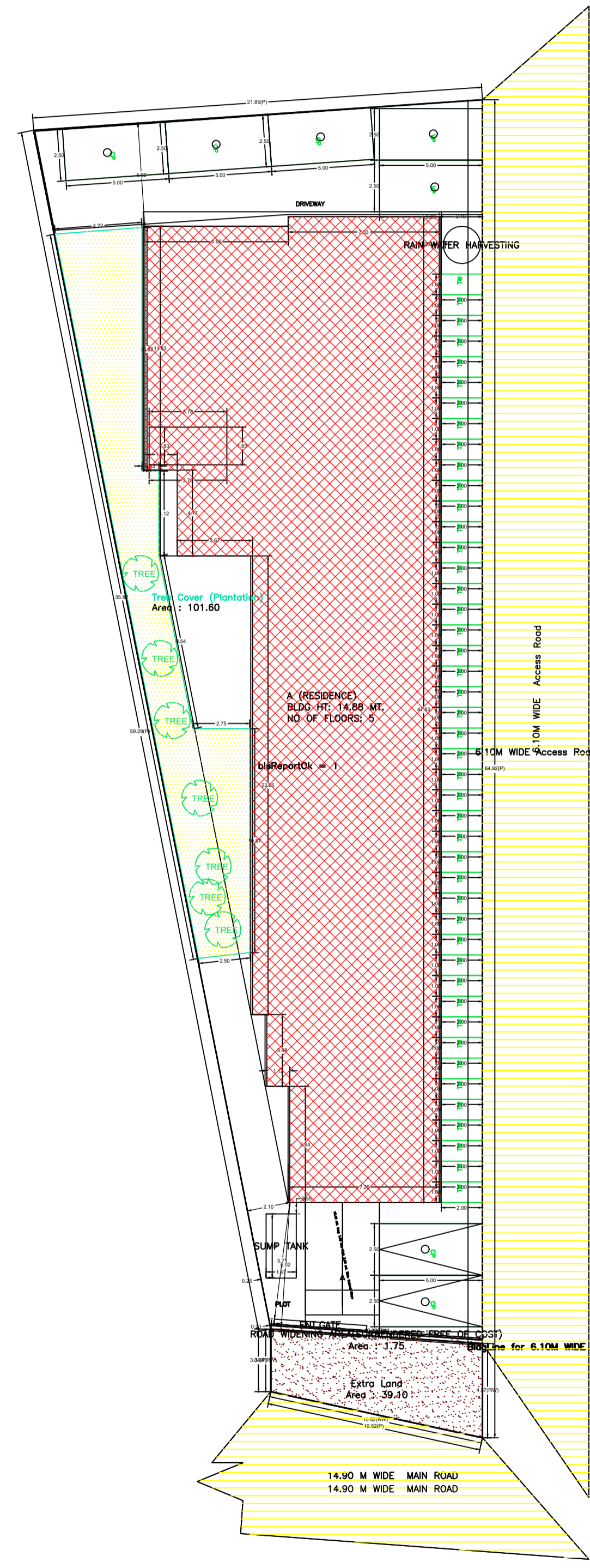
OWNER (Regd) (1)VIBHA CHOUDHARY (2)GAUTAM CHOUDHARY

DEVELOPMENT AUTHORITY LOCAL BODY

COLOR INDEX
PLOT BOUNDARY
ABUTTING ROAD
PROPOSED CONSTRUCTION
COMMON PLOT
ROAD WIDENING AREA
EXISTING (To be retained)
EXISTING (To be demolished)

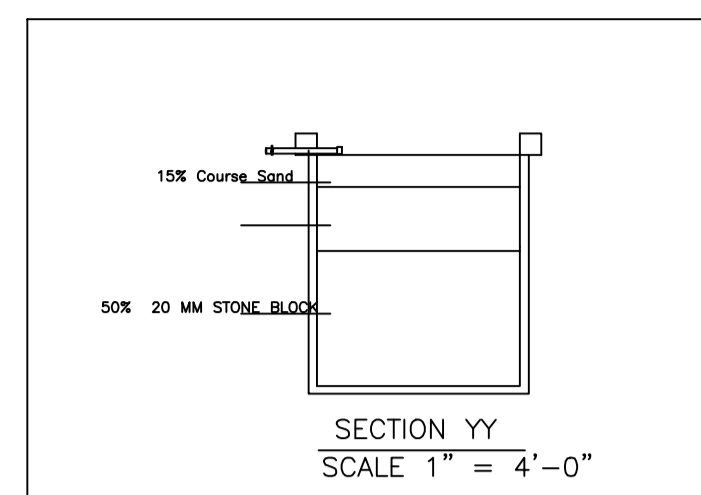
Buildingwise Floor FAR Details

Floor Name	Building Name A (RESIDENCE)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	568.88	9.55	568.88	9.55
Ground Floor	497.07	490.16	497.07	490.16
First Floor	510.45	475.34	510.45	475.34
Second Floor	510.45	475.34	510.45	475.34
Third Floor	510.45	475.34	510.45	475.34
Fourth Floor	510.45	475.34	510.45	475.34
Terrace Floor	0.00	0.00	0.00	0.00
Total :	3107.75	2401.07	3107.75	2401.07

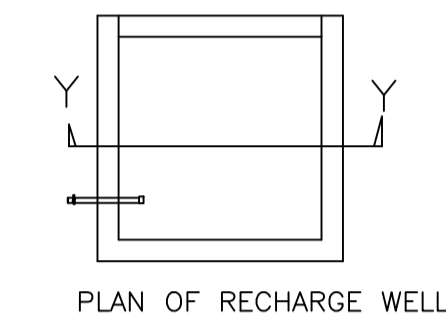


SITE PLAN

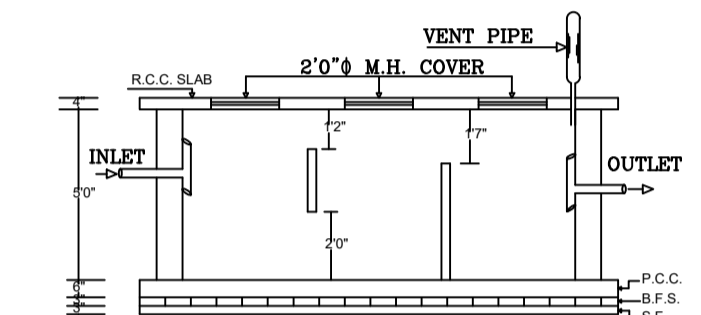
SITE PLAN



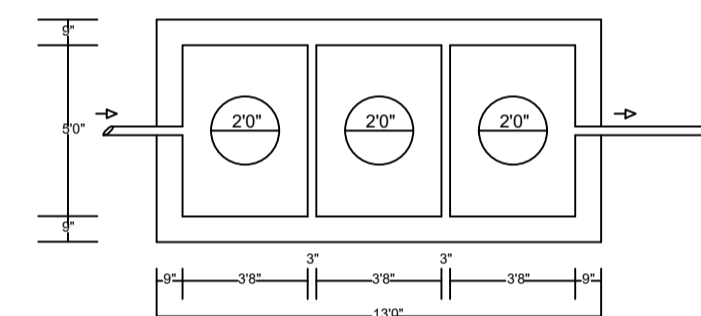
SECTION YY SCALE 1" = 4'-0"



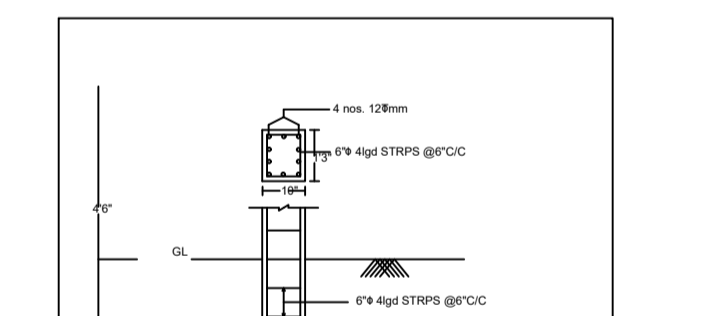
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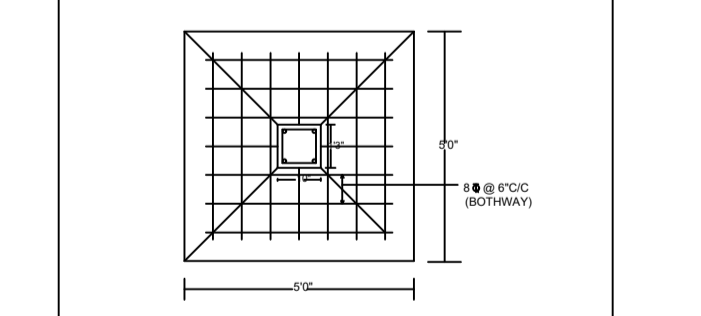
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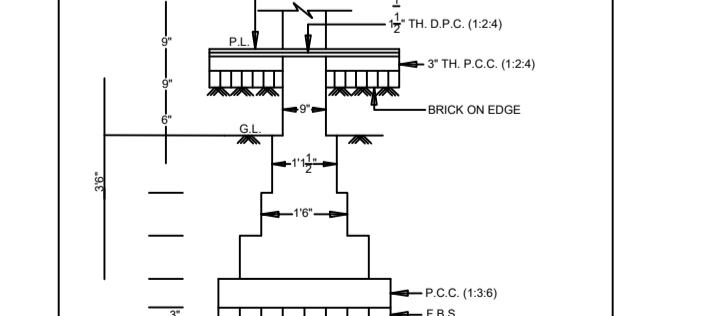
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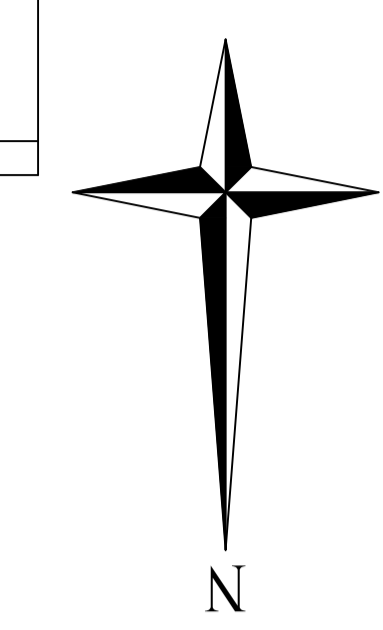
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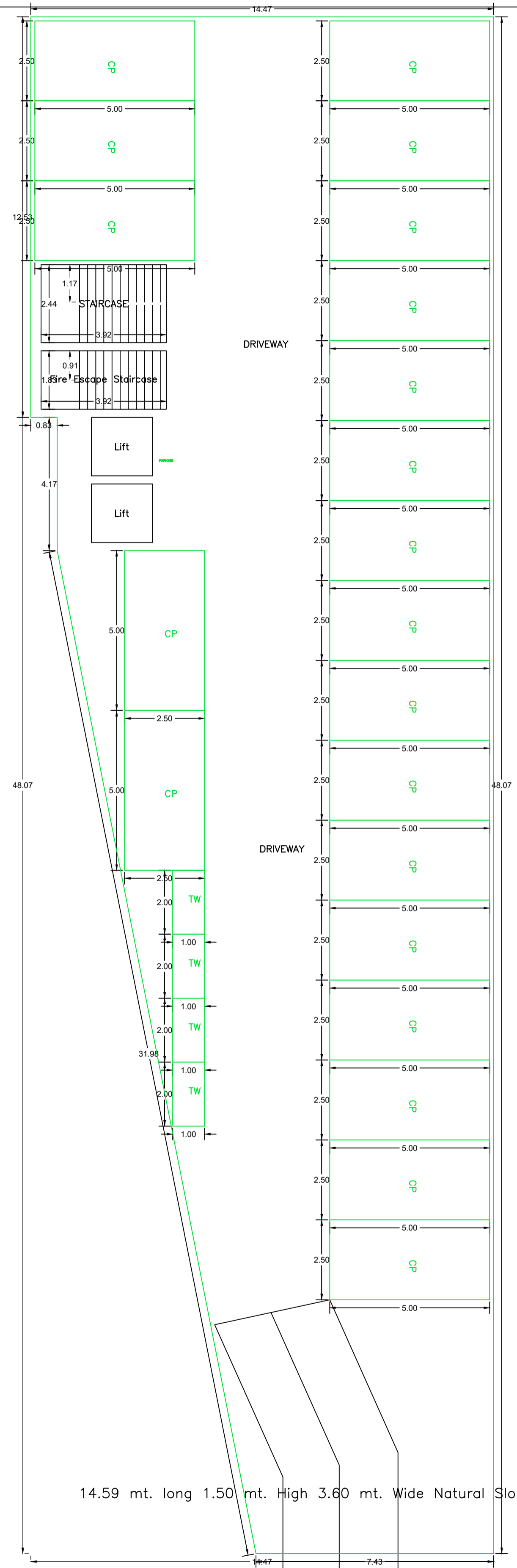
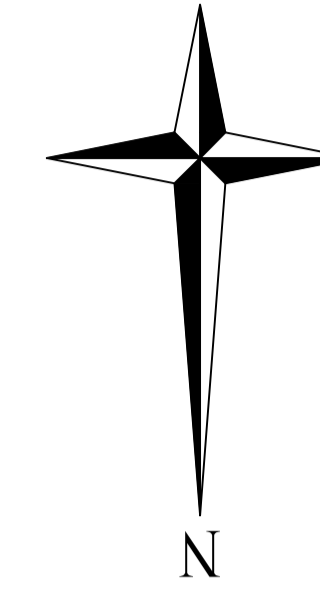
DETAIL OF COLUMN



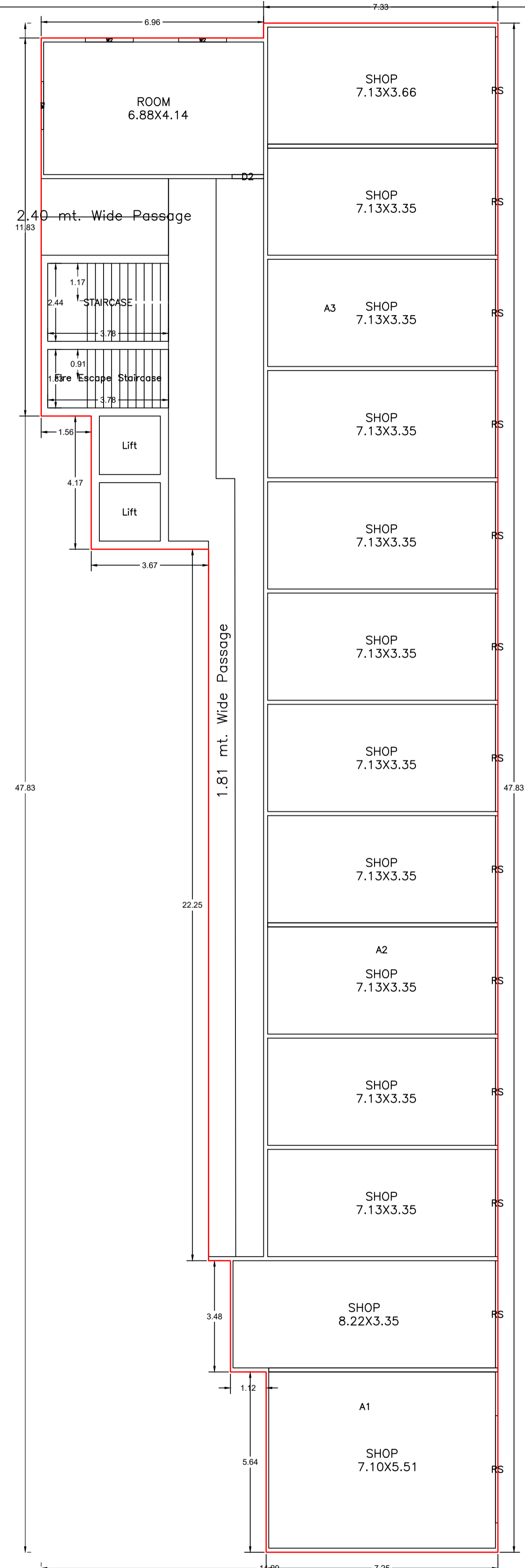
DETAIL OF BRICK FOUNDATION



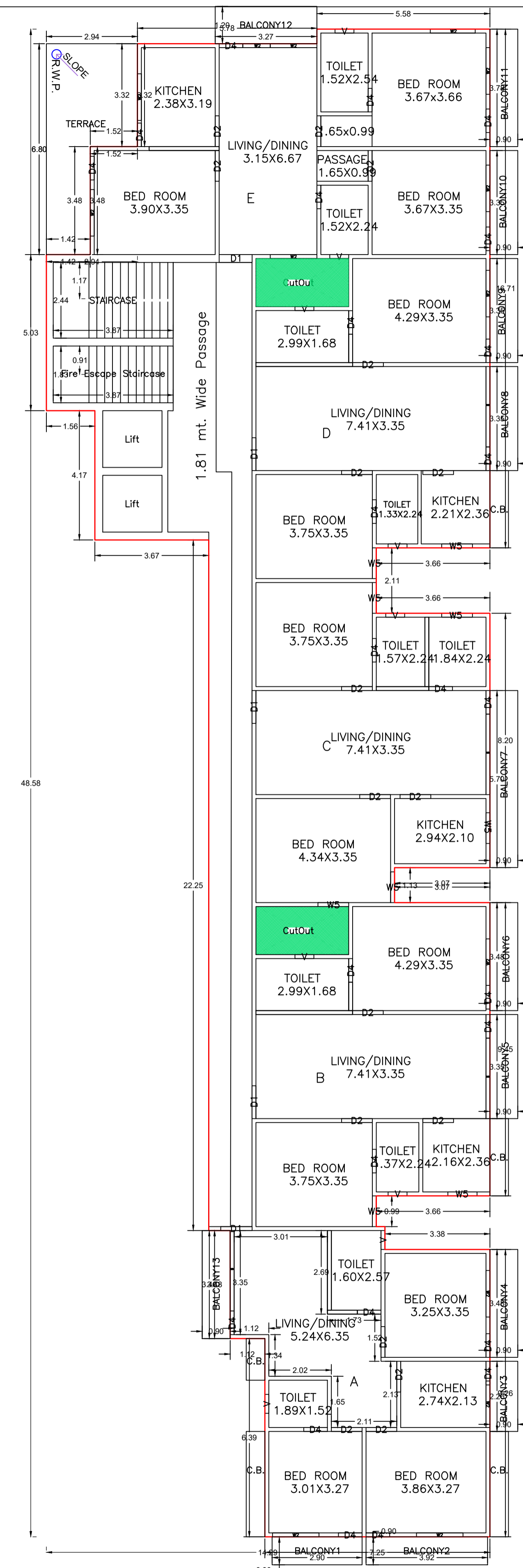
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Proposal File No.	RRDA/BP/0022/2024
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Khata No	01,01
Plot No	71,71
Village Name	Guluwa
Use	Residential
SubUse	ResiComm Bldg



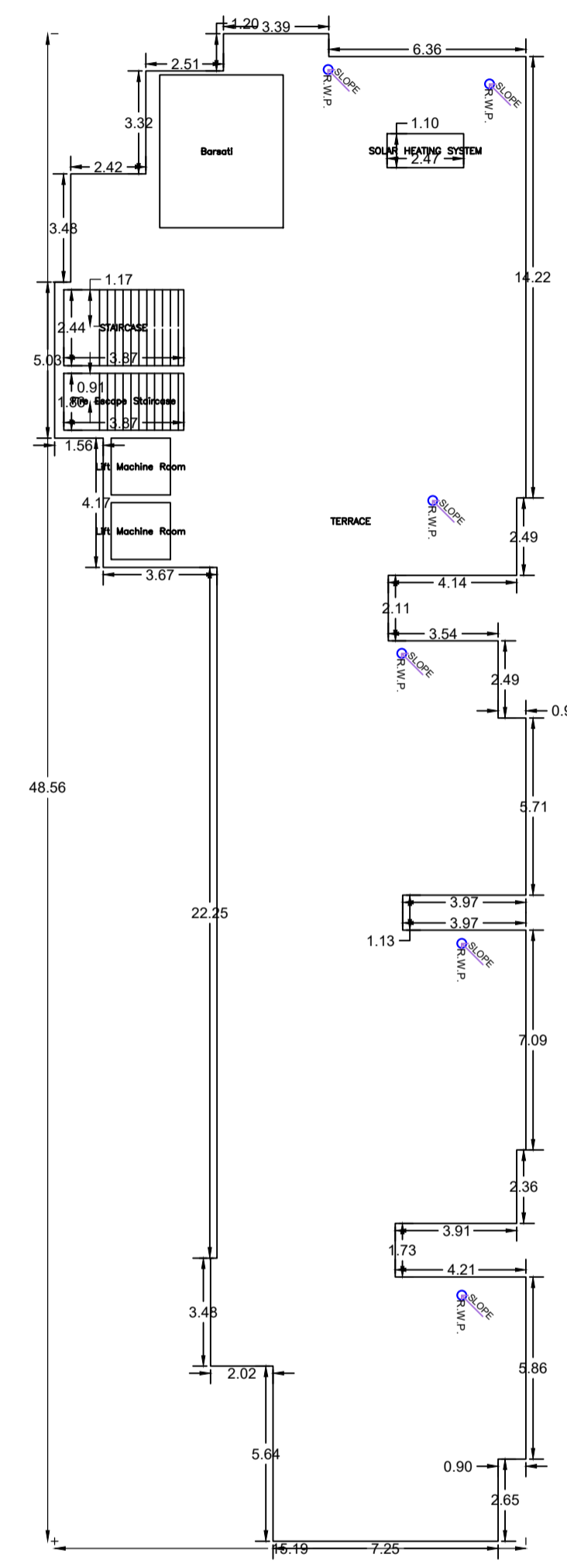
BASEMENT FLOOR PLAN
(SCALE 1:100)



GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



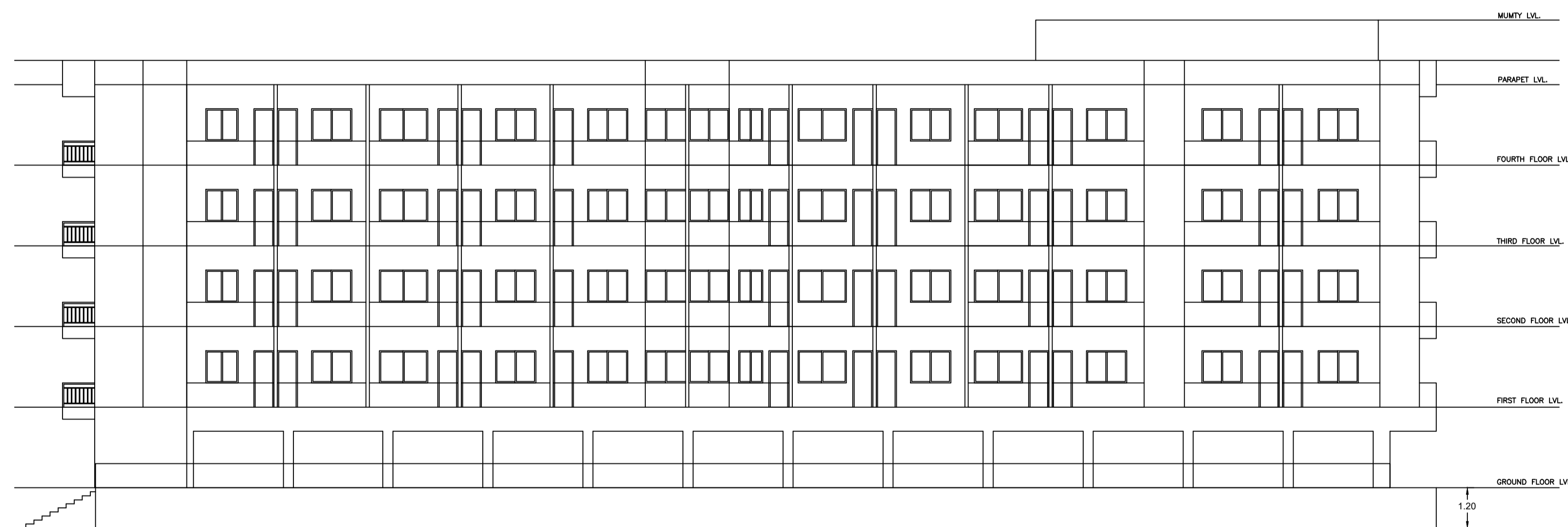
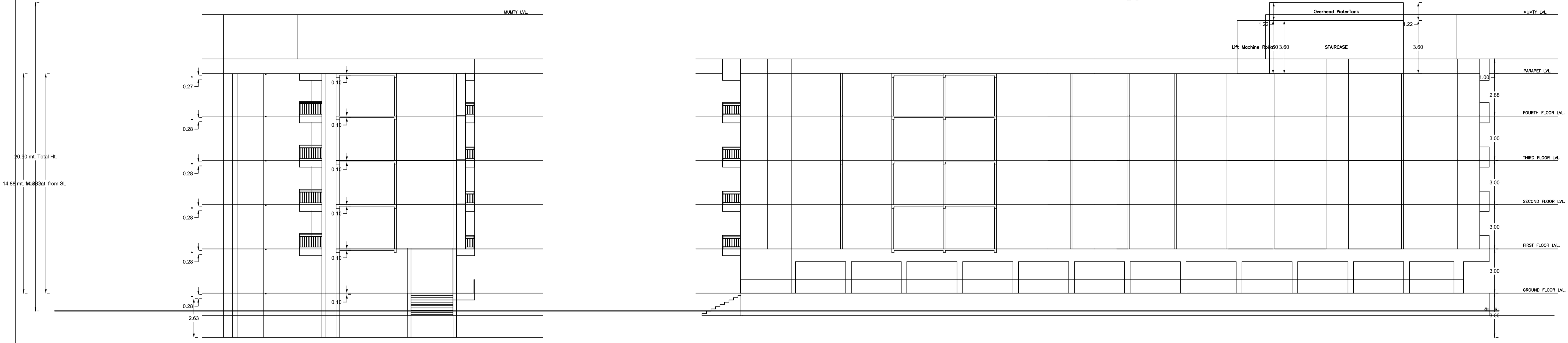
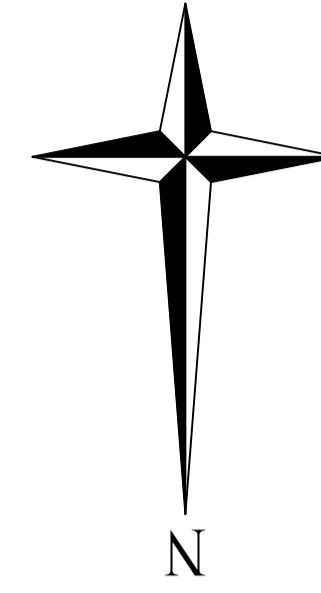
TYPICAL - 1 - 4 FLOOR PLAN
(Proposed)
(SCALE 1:100)



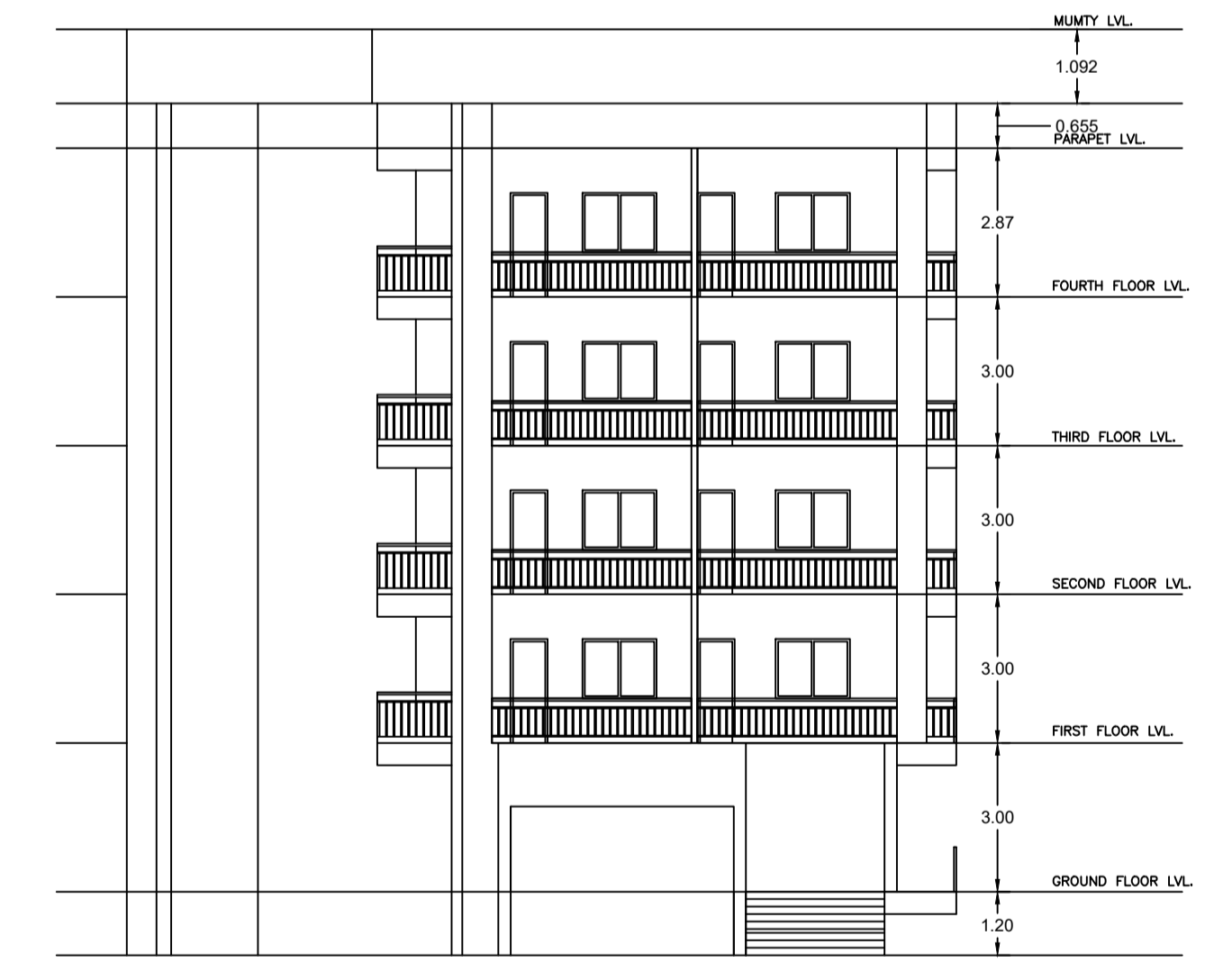
TERRACE FLOOR PLAN
(SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MANOJ KUMAR RRDA/ARC/0309/2022			

Proposal Basic Information	
Proposal File No.	RRDA/BP/0022/2024
Owner Name	(1)VIBHA CHOUDHARY (2)GAUTAM CHOUDHARY
Khata No	01,01
Plot No	71,71
Village Name	Guluwa
Use	Residential
SubUse	ResiComm Bldg



SIDE ELEVATION



FRONT ELEVATION

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MANOJ KUMAR RRDA/ARC/0309/2022			